



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: September 12, 2006

PUBLIC NOTICE OF AN ENVIRONMENTAL IMPACT REPORT (EIR)

SCOPING MEETING

JO: 004159

A public meeting will be held by the City of San Diego Land Development Review Division for the project listed below on Monday, September 25, 2006. Verbal and written comments regarding the scope of the proposed Environmental Impact Report (EIR) will be accepted at the meeting. This notice will be published in the SAN DIEGO DAILY TRANSCRIPT and distributed on September 12, 2006.

PROJECT NO. 30330 COMMUNITY PLAN AREA: OTAY MESA COUNCIL DISTRICT: 8
APPLICANT: CITY OF SAN DIEGO, CITY PLANNING AND COMMUNITY INVESTMENT DEPARTMENT

SUBJECT: OTAY MESA COMMUNITY PLAN UPDATE. The Otay Mesa Planning Area is located in the southern portion of San Diego County (Figure 1). The proposed project is a comprehensive update of the Otay Mesa Community Plan that was adopted in 1981. The update includes modifications to the various elements of the plan to incorporate current planning policies and practices in the City of San Diego, as well as to make the plan reflective of the substantial land use changes (e.g., adopted alignment of SR-905) that have occurred over the last twenty-five years. Three Draft Land Use Scenarios involving varying levels of land use revisions to the existing Otay Mesa Community Plan will be analyzed in the Program EIR. As described in more detail below, all three Draft Land Use Scenarios would re-designate land uses to increase (to varying degrees) the number of allowed residential units and reduce (to varying degrees) the acreage for industrial uses. In addition, two of the Draft Land Use Scenarios would increase the amount of commercial land uses over that found in the existing community plan. New land use designations are proposed to allow the establishment of technology centers, mixed commercial and residential uses, and, where appropriate, residential uses near industrial uses. Modified industrial and commercial land use designations also are included in each of the three Draft Land Use Scenarios. In doing so, the community plan update would create villages, activity centers and industrial/employment centers along major transportation corridors, as well as other enhancements to the existing planning area.

The Community Plan Update would anticipate land use designations that support a fully integrated circulation system which includes, but is not limited to, high frequency transit and/or public transportation. Circulation changes (i.e., roadway deletions, reclassifications, and alignment modifications) would involve primarily Siempre Viva Road, Beyer Boulevard, Otay Mesa Road, Old Otay Mesa Road, Airway Road, Heritage Road (north and south of SR-905), Cactus Road, Britannia Road, La Media Road, Otay Valley Road, and Lonestar Road. Moreover, the Community Plan Update will take into account the approved alignment for SR-905, which is different from that assumed in the existing community plan. A community-serving drainage facility in the southeastern portion of the planning area also would be included, as well as identification of locations for a variety of public facilities, including schools, parks, a library, fire and police stations and, other than Land Use Scenario 3, an increase in the amount of open space and parks.



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Draft Land Use Scenarios

Three different Draft Land Use Scenarios have been developed to support varying types and levels of uses. The distribution of these three alternative Draft Land Use Scenarios, along with the existing plan or “no project” scenario, are presented in Table 1. Each scenario is illustrated on Figures 2, 3 and 4. An overview of each is provided below. These scenarios will be addressed in detail under the individual topic areas of the Environmental Impact Analysis section of the EIR.

Draft Scenario 1: Draft Scenario 1 differs from the adopted community plan by representing a modest increase in residential use and decrease in industrial use. Expanded village center areas would be created. Business Park would be the dominant industrial land use in Draft Scenario 1. Other features include:

- Increasing housing unit yield in the southwestern residential areas
- Creating a one-half mile wide corridor of mixed use with increased residential density and intensity of uses along the planned SR-905 freeway
- Distributing land uses within the mixed use corridor to support walkability for future urban villages
- Two focused village areas roughly centered within the community, but remaining segregated from industrial areas

Draft Scenario 2: Draft Scenario 2 represents the greatest change from the adopted Community Plan with increased residential use and decreased industrial use. Village center areas would be further expanded in this scenario. The distribution of industrial uses in Draft Scenario 2 is relatively balanced between business park, light industrial, heavy industrial and scientific research uses. Other features include:

- Increasing housing unit yield in the southwestern residential areas
- Creating two substantial urban village centers by expanding village areas south of Airway Road
- Differentiating industrial areas into four principal themes to create sanctuaries
- Providing distinct sanctuaries for warehousing, distribution and outdoor uses

Draft Scenario 3: Draft Scenario 3 is the Land Use Scenario most similar to the industrial intensity found in the adopted community plan. Light industrial would remain the dominant industrial land use in this scenario. Other features of Draft Scenario 3 include:

- Increasing housing unit yield in the southwestern residential areas
- Creating an urban village center in an area south of SR-905 and west of Britannia Boulevard
- Designating a corridor of Business Park-themed industrial uses along SR-905
- Seeking to enhance the image of the community along SR-905 with flex space and corporate office users flanking the freeway
- Encouraging outdoor storage and heavy industry uses to shift to the border



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TABLE 4
OTAY MESA COMMUNITY PLAN UPDATE
DRAFT ALTERNATIVE PROJECTED BUILDOUT COMPARISON

Land Use Categories	Adopted Community Plan	Draft Scenario 1	Draft Scenario 2	Draft Scenario 3
Residential	1,258 ac	1,413 ac	1,392 ac	1,410 ac
Single family detached	4,800 dus	5,000 dus	5,000 dus	4,600 dus
Multi-family and attached	7,600 dus	24,400 dus	26,800 dus	14,200 dus
Commercial	457 ac	463 ac	353 ac	465 ac
Village Centers	--	482 ac	683 ac	186 ac
Industrial	2,885 ac	2,072 ac	1,969 ac	2,372 ac
Institutional	1,027 ac	978 ac	992 ac	1,072 ac
Parks and Open Space	2,594 ac	2,767 ac	2,763 ac	2,669 ac

SOURCE: City of San Diego City Planning and Community Investment Department, July 19, 2006.

A Notice of Preparation of a Draft Environmental Impact Report is being publicly noticed and distributed simultaneously this notification. Based on an Initial Study, it appears that the proposed project may result in significant environmental impacts in the following areas: Land Use, Biological Resources, Transportation/Circulation, Noise, Historical Resources, Aesthetic/Visual Resources/Community Character, Hydrology/Water Quality, Geology/Soils, Paleontological Resources, Public Services, Air Quality, and Public Utilities. In addition, although an Environmental Impact Report (EIR) preparation meeting (scoping meeting) was previously held on the project on Wednesday, May 19, 2004, the City will hold a second scoping meeting on Monday, September 25, 2006, beginning at 6:00 p.m. to address comments relating to the revised project description of the three Draft Land Use Scenarios. The meeting will be held at the San Ysidro High School, located at 5353 Airway Road, south of Otay Mesa Road.

To request the City's letter to the applicant detailing the required scope of work (EIR Scoping Letter), Initial Study and/or supporting documents in alternative format, call the Development Services Department at (619) 446-5460 immediately to ensure availability. This information is ALSO available in alternative formats for persons with disabilities. To request this notice in alternative format, call (619) 446-5446 or (800) 735-2929 (TEXT TELEPHONE). For environmental review information, contact Myra Herrmann at 619-446-5372. For information regarding future public meetings/hearings on this project, contact Sandra Teasley at 619-446-5271. A draft environmental report incorporating public input will then be prepared for public review and comment.

Robert J. Manis, Assistant Deputy Director
Development Services Department